



SMITH COTTAGE BARN

Two Mile Lane | Highnam | Gloucestershire | GL2 8DW

HUGHES **HS** SEALEY

Welcome to... SMITH COTTAGE BARN

Welcome to Smith Cottage Barn, a wonderful three-bedroom detached barn conversion located in this highly sought after village, just outside the City of Gloucester. Beautifully presented, the property sits within a large mature plot that enjoys expansive lawns, a pond and plenty of parking, whilst benefiting from a detached garage and attached carport. Beautifully presented, the property is ready to move into and enjoy and as such, this is a home that comes with a high recommendation to view.

Internally, the property enjoys a welcoming and spacious entrance hall that allows access to the ground floor rooms to include the living room, garden room, kitchen/breakfast room and cloakroom.

The living room is a lovely space with French doors to the front elevation, stairs rising to the first floor and

providing a focal point to the room is the log burning stove, inset to the chimney breast.

The kitchen/breakfast room enjoys a wealth of fitted units which sit alongside a host of integrated appliances. The double height roof shows off the stunning A frame timbers whilst to the head of the room, the breakfast area allows for a four-seater table and chairs or a couple of comfy sofas.

The final room to the ground floor is the garden room, which the current owner added. A wonderful space and giving a lovely overview across the garden, access is also gained to the garden via the French doors.

Upstairs are three bedrooms and the family bathroom. The principal bedroom benefits from a wealth of fitted storage and a three-piece, en suite shower room.









Explore outside... SMITH COTTAGE BARN

Externally, the property enjoys plenty of driveway parking, a detached garage with attached car port, large lawns and a super pond.

LOCATION

The village is located on the outskirts of the City and Gloucester and so is within striking distance of Gloucester Quays, the docks and schooling to include Denmark Road and Kings. The village itself offers a shop/post office, primary school and doctors' surgery with Rodway Gold Club within a couple of minutes' drive.

- A wonderful three-bedroom detached barn conversion, located in this sought after village
- Sat within a mature plot that enjoys large lawns, terracing and a pond
- Driveway parking for multiple vehicles, detached garage with attached car port

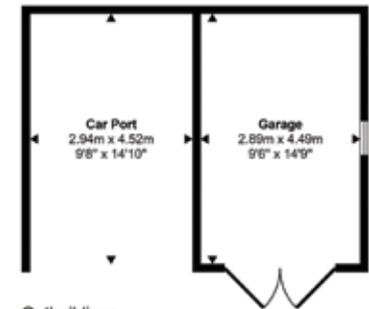
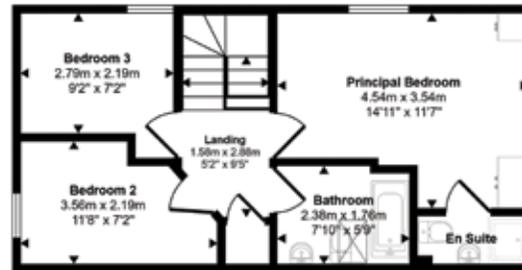
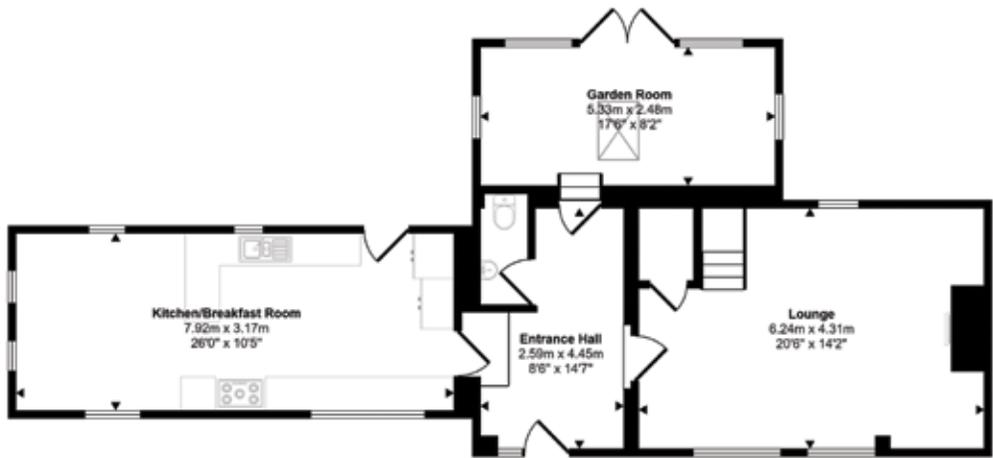
- Spacious and welcoming entrance hall, leading to all ground floor rooms
- Super living room with log burning stove inset to the chimney breast
- To the rear of the property, a garden room has been added which is a lovely space
- Stunning kitchen/breakfast room enjoying a wealth of units, sitting alongside integrated appliances
- Principal bedroom with en suite shower room and fitted furniture
- Two further bedrooms and a modern, three-piece family bathroom
- Internal viewings recommended

DIRECTIONS

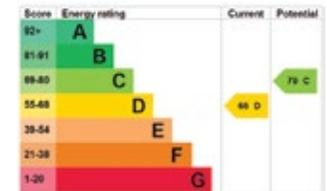
To locate the property please enter the following postcode into your sat nav system: GL2 8DW. Upon arrival, the property can be identified by our For Sale sign.



Approx Gross Internal Area
150 sq m / 1613 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



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